



Ronola Apartments Condominium Association

c/o JMA Community Management

1375 Gateway Blvd

Boynton Beach FL 33426

Office: 561-440-7854 * info@JMAmanagement.net

Application Check List

☐ Purchase ☐ Lease ☐ Occupant

**All items must be submitted; incomplete applications will be delayed.
Unmarried and co-applicants required a separate application.**

Applicant: _____ **Phone:** _____

Email: _____

Co-Applicant: _____ **Phone:** _____

Email: _____

Property Owner Name(s) _____

Property Address: _____

General submission requirements

____ Fully executed application

____ Fully executed agreement

____ Copy of driver's license

____ **\$150.00 Application Fee and Processing Fee** non-refundable - *(Please make check payable to JMA Community Management)*

REALTOR INFORMATION

Name: _____

Company: _____

Address: _____

Phone: _____

Email: _____

Please Note: Board approval is required before occupancy. Essentially, every effort will be made to expedite your application; however, processing and approval may take up to 30 days.

Once the applicant completes the application, a CERTIFICATE OF APPROVAL will be provided.

Today's Date: _____ Date of anticipated move in: _____
Property address: _____

APPLICANT

Full name of applicant: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

APPLICANT'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

SPOUSE

Full name of spouse: _____
Present Address: _____
Telephone number: (home) _____ (work) _____
D.O.B.: _____ social security #: _____ Driver's license: _____

SPOUSE'S EMPLOYMENT

Name of present employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Name of previous employer: _____
Address: _____
Position: _____ Date started: _____ Monthly income: _____
Supervisor's name: _____ phone: _____
Other sources of income: _____

PRESENT LANDLORD /MORTGAGE COMPANY

Present Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent or mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

PREVIOUS LANDLORD / MORTGAGE COMPANY

Previous Landlord or mortgage company: _____
Telephone number: (home) _____ (work) _____
Monthly rent or mortgage payment: _____ Date of move-in: _____ Date of move-out: _____

EMERGENCY

In case of emergency contact: _____

Relationship: _____ phone: _____

OCCUPANTS

List all occupants.

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

Name: _____ Relationship: _____ DOB: _____

PETS

List all pets: type: _____ breed: _____ weight: _____ age: _____

List all pets: type: _____ breed: _____ weight: _____ age: _____

VEHICLES

List vehicles to be parked on the premises.

Make: _____ Model / Year _____ Tag / State _____

Make: _____ Model / Year _____ Tag / State _____

The above-listed applicant declares that all statements in this application are accurate and complete. Applicant hereby authorizes the National Association of Independent Landlords to verify all the information in this application and obtain credit reports on the above-listed applicants and/or applicants.

Signature of applicant: _____ Date: _____

Signature of Spouse: _____ Date: _____

AUTHORIZATION AGREEMENT FOR ASSOCIATION TO COLLECT
RENT UPON DELINQUENCY IN MAINTENANCE PAYMENTS

WHEREAS _____ (herein "Owner) is the record owner(s) of Unit _____ located at _____ Dania Beach, FL. As amended, Ronola Apartments Condominium Association is recorded in the Public Records of Broward County.

WHEREAS Ronola Apartments Condominium Association (herein "Association) is the entity charged with the operation and management of the condominium and

WHEREAS Owners desires to lease the unit to _____ (herein "Lessee(s)") pursuant to a lease submitted herewith; and

WHEREAS the parties desire the approval of the Association for the lease under Article 18.6 of the Declaration.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration, the receipt and adequacy of which is expressly acknowledged, the parties hereto agree as follows:

1. Upon executing and delivering this Authority Agreement, the Association shall provide the necessary approval for the lease.
2. If, at any time during the pendency of the term of the lease, the Owner becomes delinquent in payment of assessments to the Association, the owner and Lessee(s) agree that the Association shall have the power, right, and authority to demand lease payments directly from the Lessee(s) and deduct such past due assessments, costs and attorney fees, if any as may be delinquent. Further, the owner and Lessee(s) agree that Lessee(s) will pay the full rental payment due, to the Association, upon written demand. Owner expressly absolves Lessee(s) from any ability to Owner for unpaid rent under the Lessee Agreement. Suppose such payment is made directly to Association upon demand from Association. If any funds are left over, the Association shall immediately remit the balance to the Owner at the address listed in the Association records.
3. Should Lessee(s) fall to comply with the demand of the Association within three (3) business days of receipt of a demand for payment hereunder, the Association is hereby granted the authority to obtain a termination of the tenancy, in the name of Owner, through eviction proceedings, or to seek injunctive relief or specific performance under this contract. Owner and Lessee(s) further agree that, if such legal action becomes necessary, the Association shall be entitled to recover reasonable attorney's fees and costs, including appeals, from the owner.

Agreed to this _____ day of _____, 20____

RONOLA APARTMENTS CONDOMINIUM ASSOCIATION

OWNER _____ LESSEE(S) _____

BY: _____ ATTEST: _____

**RONOLA APARTMENTS CONDOMINIUM
ASSOCIATION, INC
22 SE 3RD TER
DANIA BEACH FL 33004**

RULES AND REGULATIONS

1. The unit shall be used for a single-family residence only.
2. No Unit Owner may convey, transfer or dispose of his Unit or any interest therein by sale or otherwise (except to the spouse or parent of such Unit owner) without approval of the Board.
3. No separate part of a unit may be rented and no transient¹ (as defined in Chapter 509, Florida Statutes) may be accommodated therein for compensation or commercial purpose.
4. No unit or any part of the unit may be rented without approval of the Board nor for a term of less than six (6) months.
5. No studio or one bedroom unit shall be permanently occupied by more than two (2) persons. No two bedrooms unit shall be permanently occupied by more than four (4) persons.
6. As per Declaration of Condominium recorded in 1979, No children under the age of fifteen (15) shall be permitted to reside in any of the Units, except that children under the age of fifteen (15) may be permitted to visit and temporarily reside in any of the Units for period of time not to exceed a total of thirty (30) days per calendar year; provided that this period of stay may be extended by special permission of the Board in its sole discretion.
7. Guest occupancy in the absence of the unit owner shall be permitted only upon written authorization after the Units owner's registration using Association's guest form.
8. No business shall be conducted in any units.
9. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any owner on any part of the outside or inside of a unit without prior written consent of the Association, except for the association's use.
10. Only Property Management and Maintenance Personnel authorized by the association shall be handling repairs or improvements of the common areas and maintaining the premises in good order.
11. No improvements and no exterior paint may be constructed upon any part of the exterior of the building or the land upon which is located without the written consent of the Association.
12. No radio or television antenna or any wiring for any purpose may be installed on the exterior of a building without the written consent of the Association.

¹ Fla. Sta.509.013: "Transient public lodging establishment" means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests.

13. The condominium common elements shall not be altered nor be used for any personal purposes without the express permission of the Board of Directors.
14. All trash, garbage or refuse shall be placed in closed plastic bags or wrapped before being deposited in garbage containers. All cartons and boxes shall be broken down and deposited in container in trash rooms.
15. Laundry, rugs or other articles shall be hung indoors or in designated common areas. Washers and dryers shall be clean after each use. Do not overload. Laundry room shall always be kept clean. The laundry machines of the laundry room can be in use only between the hours of 7:00 a.m. to 9:00 p.m. Lock the Laundry room doors after your use.
16. No pet or animal shall be kept in any unit from owner or visitor, or upon any portion of the condominium property.
17. A resident with Emotional Service Animal (ESA) under Fair Housing Act of 1988 and the Americans With Disabilities Act, must present a documentation that (a) a particular animal assists such resident in an activity of daily living, and that such assistance is necessary in the treatment of a medical or psychological condition, (b) such documentation must be attested to by a licensed health professional, who provides written justification on his or her letterhead, (c) the documentation must contain a statement that the resident is his or her patient and that he or she has seen the resident, physically or virtually, within the past year; (d) such documentation must have the healthcare provider's professional license number, and it must be signed; (e) ESA documentation must be presented for Association approval before the animal presence in the Unit; (f) ESA documentation must be supported by proof of the dog's current vaccination status and registration with Broward County Animal Control; (g) Association has the right to see the license with a current tag on the dog's collar at any time; (h) ESA must be on a leash at all times when outside of the Unit; (i) ESA owner is responsible for clean-up and pick-up of any feces droppings that ESA may deposit on any condo property and disposal of the same in an appropriate receptacle; (j) if at any time after approval, ESA becomes a general nuisance for any reason, and especially due to prolonged noise, Association remains right of approval withdrawn upon advance notice to ESA owner; (k) if the same unit resident requires Association's approval for more than one ESA, the Association will require an additional healthcare provider explanation for necessity of more than one ESA.
18. Unreasonable noise, or loud conversation including motorbikes/motorcycles shall not be tolerated at any time. There shall be no loud playing of radios, stereos, or television after 10pm to 7am.
19. No nuisance, immoral or illegal act shall be permitted in any unit or upon any portion of the condominium property.
20. No trailer, boat, van, camper, truck that have a cargo capacity of more than one (1) ton, or other commercial vehicles² shall be permitted on any portion of the condominium property, except for (a) vehicles delivery goods or services; (b) with Association's approval for performance of services to the Association's property; or (c) to provide service to unit owners, in which case such commercial vehicles cannot park overnight.
21. Each unit owner or renter has only ONE assigned parking and shall park in its assigned parking area. Guest parking area is based on first-come-first-serve basis. Back in parking

² The Board recognizes Florida State Statute 316.003(66) as part of the definition of commercial vehicle and/or conveyance. Please note that FS 316.003(66) does NOT exempt government vehicles

is not permitted. All owners shall observe the parking space assigned to them and park well within the lines and close to the curbs and stops.

22. No abandoned, unlicensed or inoperable vehicle shall be stored or parked within the Condominium Community. All vehicles parked at Ronola must have current tags.
23. Caution to be used driving through the complex. Speed limit is 5 mph.
24. Pool rules are posted at poolside. Everyone using the pool area shall govern themselves accordingly. Lifeguard is not on duty. All persons swim at their own risk. The pool is for the use of residents and their guests only. Residents must notify a board member, when overnight guest are going to use the pool unaccompanied. All residents should monitor the pool area and clubhouse for trespassers. Notify the police Department at (954) 926-2400 about any questionable people using or abusing the premises. Secure the gates when entering or exiting the pool area. Always use towels on chairs and lounges. This prevents discoloration and deterioration of the chairs straps by body oils, tanning lotions/oils, and other products. Do not place towels on the fence surrounding the pool. Always replace chairs and lounges in a reasonable order when leaving the pool area. Always remove your own trash when you leave the pool area. Radios without headphones or played in such manner as to disturb any of the residents is not permitted. Pool heater will be on from November 15 to April 15 each year and keep the temperature at 82 degrees during this time.
25. No towels, rugs, tablecloths, etc., shall be shaken over the railing or in front of any Apartments.
26. No in front door barbecue cooking or grilling. Permitted in a sign area only.
27. The unit owner and his guest shall be held responsible for any damages caused to condominium property.
28. No wet towels or feminine product or boiling cooking fat products should be discarded in the toilet or sink.
29. Smoking is prohibited within 6 meters or 20 feet of buildings. No cigarette butts or spitting allowed on any common areas.
30. Any intruders who are in the common areas, or suspicious attempted illegal activity - call the police.
31. Nothing shall be kept in any unit that would increase fire risks and insurance rates.
32. FIRE SAFETY INFORMATION:

Consideration should be given to the following procedures in the event of an activated fire alarm:

- A. All occupants should prepare to immediately exit the building.
- B. If you exit your unit, make sure the door closes behind you and proceed to the ground floor by use of the nearest stairway.
- C. If there is any indication of smoke or fire in the building by this time, continue directly to the outside of the building.
- D. In the event that the smoke or heat levels are too severe to allow travel out of a particular area of the building, then follow the procedures below:
 - * Keep your front door closed
 - * Seal off the bottom of door and any other openings where smoke would enter with wet towels or linens. Duct tape is also useful in sealing the door.
 - * If conditions continue to worsen, hang a sheet or blanket from your window indicating to the fire department that you wish to be rescued... A whistle is also a very useful tool in attracting

attention to your location.

For additional information, Contact the Dania Beach Fire Department.

The Non-Emergency Telephone Number is 954-924-6815. In case of an emergency dial 911.

Notification of Violation and the Issuing of Fines

The following is the procedure that shall be followed when unit owner(s) are in violation of prohibited activities and these Rules and Regulations of the Association and the Ronola Apartments Condominium Association Declaration of Covenants, Declaration and Restrictions.

Any fine shall be in accordance with the Statutes of the State of Florida and as described in the Articles of Incorporation and By-Laws of RONOLA.

The Association has also recognized certain types of violations present and immediate danger to persons or property. These violations are considered "Serious Violations" and shall include, but are not limited to, reckless driving, performing major repairs to a vehicle and vandalism of any property. Any "Serious Violation" shall only get the First Notice of Violation; the next same violation shall result in a "Intent to Fine Letter."

First Notice of Violation

- State the nature of the infraction;
- State that the unit owner has fourteen (14) days to comply.

Second Notice of Violation

- State the nature of the infraction;
- State that the unit owner has fourteen (14) days to comply or appear before the Fining Committee at the Board of Directors Meeting. The unit owner shall contact the Board or Management Company, in writing, to state their intention to appear before the Fining Committee to avoid receiving a Third Notice.

Third Notice - Intent to Fine Letter

- State the nature of the infraction;
- State that the unit owner has the right to appear before the Fining Committee at the next Board of Directors meeting;
- Indicate the date and time of the next Fining Committee meeting;
- If the unit owner elects to appear before the Fining Committee, the unit owner must contact the

Property Management Company, in writing, and indicate their intention to appear. Notice to the Property Management Company must be given at least two (2) days before the next Fining Committee meeting in order to update the agenda to include this item.

Transfer to Attorney

If after the Third and final notice, no action to comply has been taken by the unit owner, the Board of Directors shall notify their attorney for further action.



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Office: 561-440-7854 * info@JMAmanagement.net * WWW.JMAmanagment.net

This is to certify that _____ and _____
have received and reviewed the Documents and Rules & Regulations of Ronola
Apartments Condo Association.

I/We are aware of the importance of abiding by these documents. Any
violations may result in fines and legal action.

Date: _____

Owner(s) / Renter (s) Signature _____

Owner (s) / Renter (s) Printed Name _____
